

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	ROSSER JANE L			
Owner 2:	VITALE KENNETH S			
Owner 3:				
Street 1:	17 FLORENCE AVENUE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	DUNFORD MARTIN V -		
Owner 2:	-		
Street 1:	17 FLORENCE AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1207 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	571,700	3,300		575,000
Total Card	0.000	571,700	3,300		575,000
Total Parcel	0.000	571,700	3,300		575,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		476.39	/Parcel: 476.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	571,700	3300	.		575,000		Year end	12/23/2021
2021	102	FV	555,700	3300	.		559,000		Year End Roll	12/10/2020
2020	102	FV	547,800	3300	.		551,100	551,100	Year End Roll	12/18/2019
2019	102	FV	546,000	3300	.		549,300	549,300	Year End Roll	1/3/2019
2018	102	FV	484,500	3300	.		487,800	487,800	Year End Roll	12/20/2017
2017	102	FV	442,900	3300	.		446,200	446,200	Year End Roll	1/3/2017
2016	102	FV	442,900	3300	.		446,200	446,200	Year End	1/4/2016
2015	102	FV	410,400	3300	.		413,700	413,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2020	SQ Returned	MM	Mary M
11/19/2020	SQ Mailed	MM	Mary M
10/17/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
3/24/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

ed	Alt	%	Spec	J	Foot	Use Value	Notes
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Parcel LUC: 102	Condo	Prime NB Desc CONDO		Total:		Spl Credit		Total:	
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Type:	99	- Condo Conv	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	60 - 7018

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM's: 6				BR's: 3			Baths: 1		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	415.826
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.08000004
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702288
Depreciation:	130626
Depreciated Total:	571663

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	3	0
Totals				
1		6	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,207	415.830	501,900
Net Sketched Area:		1,207	Total:	501,900
Size Ad	1207 Gross Area	1207	FinArea	1207

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
2						
7						

IMAGE

AssessPro Patriot Properties, Inc

